



Cascade County Location/Conformance Permit Application

Cascade County Planning Department
121 4th St N, Suite 2H-2I
Great Falls, MT 59401
Phone: 406-454-6905 | Fax: 406-454-6919

Permit No: _____
App. No.: 198-2020
Applied Date: 09/30/20

General Information

A Location/Conformance (L/C) permit is required: (1) for all changes of land use and commercial activities within Cascade County jurisdiction and (2) prior to the construction of all buildings and structures two-hundred (200) square feet or larger on all lands within Cascade County jurisdiction. L/C permits are not required for "site preparation," as defined in the Cascade County Zoning Regulations (CCZR). L/C permits are to be issued for one use and are required for each tract of land. Legally issued L/C permits shall expire one year after the date of approval if construction or the use permitted has not started. A one-time only twelve (12) month extension may be granted by the Zoning Administrator upon request. L/C permit applications require a non-refundable application fee of fifty dollars (\$50.00) unless non-site preparation work started prior to the issuance of an L/C Permit; post-work projects require a non-refundable application fee of two-hundred dollars (\$200.00).

Project Information

| | | | | | | | | | |
|--|--|--|--|---|---|--------------------|-----------|---------|--|
| Project Address | | <u>926 Smelter Ave Great Falls, MT</u> | | | | | | | |
| Estimated Project Value (\$) | | | | | | | | | |
| Property Description | Legal Description | Section | <u>3</u> | Township | <u>20N</u> | Range | <u>3E</u> | COS No. | |
| | | Subdivision | | | | | | | |
| | | Part, Tract, Block, Lot Descriptors | | <u>19B</u> | | | | | |
| | Parcel No. | <u>2400950</u> | Geocode | <u>02*3015-03-1-14-52-0601</u> | | | | | |
| | Total parcel area | <u>1.001</u> | Unit: <input checked="" type="checkbox"/> Acres <input type="checkbox"/> Square Feet | | | | | | |
| Property Owner | Name | <u>Vincent Kyle</u> | | | | | | | |
| | Address | <u>926 Smelter Ave.</u> | | | | | | | |
| | Phone Number | <u>868-0894</u> | | | | | | | |
| Applicant (Contractor, Engineer, etc. that is filling out this form) | Name | <u>Mark Wendas const.</u> | | | | | | | |
| | Address | <u>18-Riverswood Lane</u> | | | | | | | |
| | Phone Number | <u>868-9185 cell - 268-1125</u> | | | | | | | |
| | Email | | | | | | | | |
| | Preferred Method of Contact | <u>Cell please</u> | | | | | | | |
| Application Type | <input type="checkbox"/> Change of use | | <input checked="" type="checkbox"/> New build | | <input type="checkbox"/> Alteration | | | | |
| | Previous use: | <u>Parking Lot</u> | | | | | | | |
| Use Type | <input type="checkbox"/> Single-family Residential | | <input type="checkbox"/> Multi-family Residential | | <input type="checkbox"/> Public/NGO | | | | |
| | <input type="checkbox"/> Duplex | | <input type="checkbox"/> Mobile Home | | <input type="checkbox"/> Sign | | | | |
| Structures | <input type="checkbox"/> Commercial | | <input type="checkbox"/> Industrial | | <input type="checkbox"/> Registered Premise | | | | |
| | <input checked="" type="checkbox"/> Garage/Shop/Barn | | <input type="checkbox"/> Home Occupation | | <input type="checkbox"/> Other: <u>storage garage</u> | | | | |
| | Number of existing structures | | <u>2</u> | Total existing structure area (sq. ft.) | | <u>2404460</u> | | | |
| Water/Waste | Number of proposed structures | | <u>1</u> | Total proposed structure area (sq. ft.) | | <u>1688</u> | | | |
| | Total area of alteration (sq. ft.) | | <u>168</u> | | | | | | |
| | Type of sewage disposal | <u>none</u> | | Source of water supply | | <u>none needed</u> | | | |

Project Description:

24x40 garage with one walk door and 14x8
overhead door. 2 8 ft x 40 corner door with a
roof over the top

Submission Checklist

Location/Conformance Permit applications shall be submitted to the Cascade County Planning Office for review. The following checklist must be completed and signed by the applicant before the application can be reviewed. Where applicable, all required permits/forms must be attached to the application.

- ☐ A site plan prepared at a scale not less than one-inch equals one-hundred feet (1" = 100') containing, where applicable, the following minimum information (a site plan is not applicable if it is a change of use):
- ☐ Name and address of applicant.
 - ☐ Legal description and boundary lines of property being considered for review.
 - ☐ Existing and proposed land use upon the site.
 - ☐ Names of owners and existing land use on adjacent property.
 - ☐ Location, size, dimensions and uses of existing and proposed buildings and improvements.
 - ☐ Location and description of existing and proposed utilities.
 - ☐ Location and dimensions of curb cuts and access points.
 - ☐ Location, size, dimensions, and number of off-street parking spaces, including on-site vehicular driveways and type of surface improvements.
 - ☐ Location and type of existing and proposed landscaping or buffering.
 - ☐ Location, type, and height of existing and proposed fencing and screening.
 - ☐ Location, type, and height of sight-obscuring improvement surrounding areas of storage for raw materials, finished products, machinery, and equipment.
- ☐ Floodplain permit (attached). This is required if the project is in a regulated floodplain.
- ☐ Approach permit (attached). This is required if the proposed approach is from a county or state road.
- ☐ Addressing application (attached). This is required if the subject property needs a structure addressed.
- ☐ Septic permit (attached). This is required for projects installing a septic system, re-utilizing a pre-existing septic system, or increasing the capacity of a pre-existing septic system on the subject property.
- ☐ General Permit for Storm Water Discharge Associated with Construction Activity (attached). This is required for projects that will disturb an acre or more of land.

Attestation Statement and Signature

I hereby certify that the information given herein is true and correct to the best of my knowledge. There are no restrictions placed upon my property which would prohibit the issuance of this permit. If there are any restrictions, then this permit shall become null and void. I hereby grant permission to any Cascade County Zoning Official to enter my property to inspect for compliance with the County Zoning Regulations in relation to this application.

Signature of Applicant: Wach Wenoas Date: Sept 4/2020

Signature of Property Owner: [Signature] Date: 9-4-20

Kathani Rye 10/15/2020

OFFICE USE ONLY

Fee(s): ☐ Pre-work (\$50.00) ☒ Post-work (\$200.00) ☐ Addressing (\$25.00)
 Payment Type: ☒ Check No.: 5506 ☐ Cash
 Date Application Received: 09/30/2020 Application Number: 198-2020
 Reasonable Accommodations Requested & Provided: ☐ Yes
 Date Application Approved: _____ Approved by (staff): _____
 Approved Permit Number: _____ Associated SUP Number: _____

REVIEW ITEMS

Zoning District: Urban Residential
 Restrictions/Covenants: ☐ Yes ☒ No ☐ N/A Type: _____
 Physical/Legal Access: ☒ Yes ☐ No
 Setback Requirements (ft): Front: 30' Rear: 10' Side: 6'
 Parking Requirements: ☒ Yes ☐ No ☐ N/A
 Existing: 1 Required: 1 Proposed: _____
 Landscaping Requirements: ☐ Yes ☐ No ☐ N/A
 Frontage Option: _____ Buffer Option: _____
 Administrative Relief Requested: ☐ Yes ☐ No
 Administrative Relief Granted: ☐ Yes ☐ No
 Height Requirements: ☒ Yes ☐ No ☐ N/A
☐ Airport Zone: _____ ☒ Military Overlay District: MOD-E
NO structures greater than 500 ft
 Floodplain: ☐ Yes ☒ No ☐ N/A
 Permit Attached: _____ ☐ Yes ☐ No
 Variance Request: ☒ Yes ☐ No ☐ N/A
 Variance Approval Attached: _____ ☐ Yes ☐ No
 Approach Permit: ☐ Yes ☒ No ☐ N/A via private
 Approach Permit Attached: _____ ☐ Yes ☐ No
 City-County Health Department Approval: ☒ Yes ☐ No
 Permit Attached: _____ ☐ Yes ☐ No
 MS4: ☐ Yes ☒ No ☐ N/A
 Addressing Approval: ☐ Yes ☐ No ☒ N/A
 Addressing Approval Attached: _____ ☐ Yes ☐ No

DATA COLLECTION

| Permit Category: | <input checked="" type="checkbox"/> Residential | <input type="checkbox"/> Public/NGO | <input type="checkbox"/> Commercial | <input type="checkbox"/> Industrial |
|------------------|--|--|--|-------------------------------------|
| Permit Type: | <input type="checkbox"/> Dwelling Unit(s) | <input type="checkbox"/> Administrative, Waste Management and Remediation Services | <input type="checkbox"/> Agriculture, Forestry, Hunting or Fishing | |
| | <input type="checkbox"/> Utilities | <input type="checkbox"/> Transportation and Warehousing | <input type="checkbox"/> Arts, Entertainment, Recreation | |
| | <input type="checkbox"/> Manufacturing | <input type="checkbox"/> Mining, Quarrying, O & G | <input type="checkbox"/> Accommodation and Food Services | |
| | <input type="checkbox"/> Construction | <input type="checkbox"/> Finance and Insurance | <input type="checkbox"/> Educational Services | |
| | <input type="checkbox"/> Information | <input type="checkbox"/> Real Estate and Rental/Leasing | <input type="checkbox"/> Wholesale Trade | |
| | <input type="checkbox"/> Retail Trade | <input type="checkbox"/> Prof., Scientific, Tech. Services | | |
| | <input type="checkbox"/> Public Admin. | <input type="checkbox"/> Health Care and Social Assistance | | |
| | <input type="checkbox"/> Other Services | <input type="checkbox"/> Signs | | |
| | <input checked="" type="checkbox"/> Other Structures | | | |



9th St NW

Smelter Ave NW

Valley View Dr

Side

Front

Rear

2 ←